



Entered on Docket  
September 25, 2009

A handwritten signature in black ink, appearing to read "Mike K. Nakagawa".

Hon. Mike K. Nakagawa  
United States Bankruptcy Judge

7 PITE DUNCAN, LLP  
8 STEVEN W. PITE (NV Bar #008226)  
9 EDDIE R. JIMENEZ (NV Bar #10376)  
10 JACQUE A. GRUBER (NV Bar #11385)  
11 4375 Jutland Drive, Suite 200  
12 P.O. Box 17933  
13 San Diego, CA 92177-0933  
14 Telephone: (858) 750-7600  
15 Facsimile: (619) 590-1385  
16 E-mail: [ecfnvb@piteduncan.com](mailto:ecfnvb@piteduncan.com)

17 ABRAMS & TANKO, LLP  
18 MICHELLE L. ABRAMS (NV Bar #005565)  
19 3085 S. Jones Blvd., Suite C  
20 Las Vegas, NV 89146

21 Attorneys for Secured Creditor WELLS FARGO BANK, NATIONAL ASSOCIATION AS  
22 TRUSTEE FOR THE CERTIFICATEHOLDERS OF STRUCTURED ASSET  
23 MORTGAGE INVESTMENTS II INC., BEAR STEARNS MORTGAGE  
24 FUNDING TRUST 2006-AR-3, MORTGAGE PASS-THROUGH  
25 CERTIFICATES, SERIES 2006-AR3

26 UNITED STATES BANKRUPTCY COURT  
27 DISTRICT OF NEVADA

28 In re  
RONALD EDO MANFREDINI,  
Debtor(s).

Bankruptcy Case No. BK-S-09-22869-mkn  
Chapter 7

WELLS FARGO BANK, NATIONAL  
ASSOCIATION AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF STRUCTURED  
ASSET MORTGAGE INVESTMENTS II INC.,  
BEAR STEARNS MORTGAGE FUNDING  
TRUST 2006-AR-3, MORTGAGE PASS-  
THROUGH CERTIFICATES, SERIES 2006-  
AR3'S ORDER TERMINATING AUTOMATIC  
STAY

Date: September 9, 2009  
Time: 1:30 P.M.

1 A hearing on Secured Creditor Wells Fargo Bank, National Association as  
2 Trustee for the Certificateholders of Structured Asset Mortgage Investments II Inc., Bear Stearns  
3 Mortgage Funding Trust 2006-AR-3, Mortgage Pass-Through Certificates, Series 2006-AR3's  
4 Motion for Relief From the Automatic Stay came on regularly for hearing in the United States  
5 Bankruptcy Court before the Honorable Mike K. Nakagawa.

6 The court having duly considered the papers and pleadings on file herein and  
7 being fully advised thereon and finding cause therefor:

8 IT IS HEREBY ORDERED, ADJUDGED AND DECREED:

9 The automatic stay of 11 United States Code section 362 is hereby immediately  
10 terminated as it applies to the enforcement by Movant of all of its rights in the real property  
11 under the Note and Deed of Trust encumbering the real property commonly known as 9215  
12 Horseshoe Basin Ave, Las Vegas, Nevada 89149 ("Real Property"), which is legally described  
13 as:

14 LOT 36 IN BLOCK 1 OF TOWN CENTER  
15 ASSEMBLAGE L-TC 55 NO.2, AS SHON BY  
16 MAP THEREOF ON FILE IN BOOK 112 OF  
17 PLATS, PAGE 44 IN THE OFFICE FO THE  
COUNTY RECORDER OF CLARK COUNTY,  
NEVADA.

18 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Movant may  
19 offer and provide Debtor with information re: a potential Forbearance Agreement, Loan  
20 Modification, Refinance Agreement, or other Loan Workout/Loss Mitigation Agreement, and  
21 may enter into such agreement with Debtor. However, Movant may not enforce, or threaten to  
22 enforce, any personal liability against Debtor if Debtor's personal liability is discharged in this  
23 bankruptcy case.

24 APPROVED/DISAPPROVED

25  
26 \_\_\_\_\_  
JAMES F. LISOWSKI, SR.  
TRUSTEE

27 /././

28 /././

ALTERNATIVE METHOD re: RULE 9021:

In accordance with LR 9021, counsel submitting this document certifies as follows (check one):

☐ The court has waived the requirement of approval under LR 9021.

☐ No parties appeared or filed written objections, and there is no trustee appointed in the case.

☒ I have delivered a copy of this proposed order to all counsel who appeared at the hearing, any unrepresented parties who appeared at the hearing, and any trustee appointed in this case, and each has approved or disapproved the order, or failed to respond, as indicated below [list each party and whether the party has approved, disapproved, or failed to respond to the document]:

☐ Approved. - Debtor(s)/Debtor(s)' Attorney/Trustee

☐ Disapproved. - Debtor(s)/Debtor(s)' Attorney/Trustee

☒ Failed to respond. - Trustee

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Submitted by:

/s/ Jacque A. Gruber  
4375 Jutland Drive, Suite 200  
P.O. Box 17933  
San Diego, CA 92177-0933  
(858) 750-7600  
NV Bar #11385  
Attorney for WELLS FARGO  
BANK, NATIONAL ASSOCIATION  
AS TRUSTEE FOR THE  
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STRUCTURED ASSET MORTGAGE  
INVESTMENTS II INC., BEAR  
STEARNS MORTGAGE FUNDING  
TRUST 2006-AR-3, MORTGAGE  
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